



Rochdale Road
High Crompton ,Shaw

£359,950

- Beautiful Semi-Detached Family Home
- Ready To Move Into
- No Chain
- Fully Renovated Throughout
- Four Bedrooms
- Two Bathroom
- Driveway, Garage & Gardens
- EPC Rating - TBC



No Chain - A New Home in an old skin is what we would class this beautifully presented property that has been fully renovated throughout by its current owner. A gorgeous four bedroom, semi-detached family home located in this idyllic spot with vast farmland views to the front, everything is brand new and ready to move into. Accommodation comprising of: entrance hallway, large lounge/dining room, large kitchen, ground floor bedroom and bathroom, three further bedrooms, two boasting a joint Jack and Jill shower room. Externally situated on a good size plot with a fully enclosed garden to the rear with a large patio area and to the front driveway parking and an integral garage. Within walking distance of local primary schools and Crompton House. The property has been K Rendered.

ENTRANCE HALLWAY

With Composite door, spotlighting, staircase leading to the first floor, designer radiator.

LOUNGE/DINING ROOM

21' 1" x 12' 6" (6.43m x 3.81m) With two front aspect uPVC double glazed windows, two radiators, fitted carpeting, six double sockets, two central ceiling lights.

BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m) A lovely three piece suite in white comprising of: panelled bath with central mixer taps and shower over, low level w.c., floating sink unit with mixer taps and storage cupboard under, fully tiled walls and floor, designer wall hung radiator, obscure uPVC double glazed window.

KITCHEN

21' 5" x 12' 7" (6.53m x 3.84m) Beautifully fitted, modern kitchen with wall and base units in grey, contrasting work surfaces, pan drawers, matching central island with storage cupboards, plumbed for a dishwasher, washing machine, Bosch oven, five ring gas hob with extractor over, one and

a quarter bowl stainless steel sink unit with spray tap, radiator, spotlighting, large uPVC double glazed sliding doors, uPVC double glazed windows, Orangery style roof.

BEDROOM ONE/SECOND LOUNGE

19' 2" x 10' 8" (5.84m x 3.25m) With rear aspect uPVC double glazed sliding doors, five double sockets, fitted carpeting, under stairs storage cupboard, radiator, two ceiling lights.

LANDING

With fitted carpeting, spotlights.

BEDROOM TWO

12' 7" x 8' 9" (3.84m x 2.67m) With front aspect uPVC double glazed window with amazing farmland views, fitted carpeting, radiator, three double sockets.

JACK AND JILL ENSUITE

8' 2" x 5' 4" (2.49m x 1.63m) Fitted with a three piece suite comprising of: large walk in shower cubicle, floating sink unit with mixer taps and storage cupboards under, low level w.c., extractor fan, fully tiled walls and floor, spotlights, chrome towel radiator, obscure uPVC double glazed window.

BEDROOM THREE

10' 7" x 10' 5" (3.23m x 3.18m) With rear aspect uPVC double glazed window with views over the garden, fitted carpeting, radiator, three double sockets. This room also has access to the Jack and Jill en-suite.

BEDROOM FOUR

12' 8" x 7' 11" (3.86m x 2.41m) With front aspect uPVC double glazed window with amazing farmland views, fitted carpeting, radiator, three double sockets, small storage cupboard.

GARAGE

Integral Garage

EXTERNALLY

To the front of the property there is a sweeping driveway providing off road parking for one/two vehicles, a small lawn area and retaining walls. The superb size rear garden has a large lawn area and patio area, boundary fencing and gated side access.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

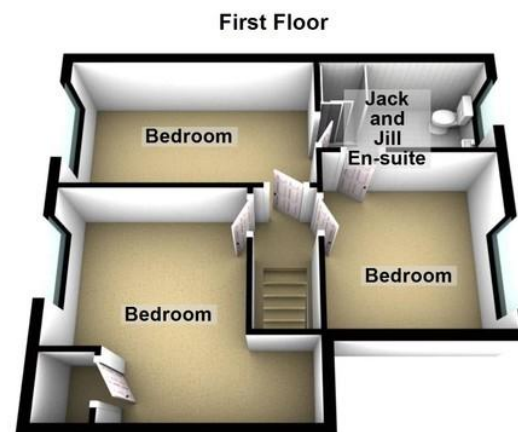
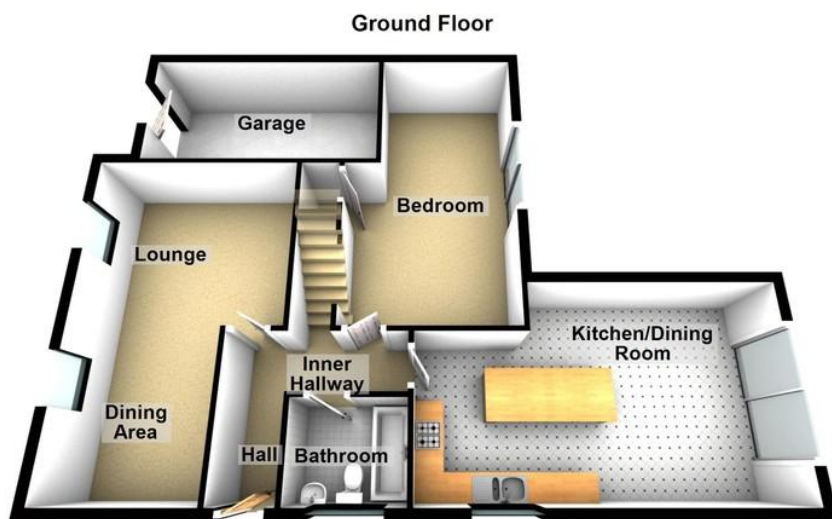
AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential

buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.







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